



**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: Z-2
AGENDA DATE: Thu 02/12/2004
PAGE: 1 of 1**

SUBJECT: C14H-03-0007 - The Violet Crown - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1504 West Lynn Street from family residence (SF-3) district to family residence-historic (SF-3-H) combining district. Historic Landmark Commission Recommendation: To grant family residence-historic (SF-3-H) combining district. Zoning and Platting Commission Recommendation: To grant family residence-historic (SF-3-H) combining district. Applicant: Andrew and Carol Reifsnnyder (owners). City Staff: Steve Sadowsky, Historic Preservation Office, Transportation, Planning and Sustainability Department, 974-6454.

REQUESTING DEPARTMENT: Transportation, Planning and Sustainability

DIRECTOR'S AUTHORIZATION: Austan Librach

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-03-0007

H.L.C. DATE:

June 23, 2003

ZAP DATE:

September 9, 2003

November 18, 2003

January 6, 2004

AREA: 0.4 acre

APPLICANT: Andrew and Carol Reifsnyder

AGENT: N/A

HISTORIC NAME: The Violet Crown

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1504 West Lynn Street

ZONING FROM: SF-3

ZONING TO: SF-3-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from SF-3, single family residence district, to SF-3-H, single family residence-historic combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended a zoning change from SF-3, single family residence district, to SF-3-H, single family residence-historic combining district zoning, based upon Historic Landmark Designation Criteria 1, 2, 3, 4, 6, 11, 12, and 13 by consent. Vote: 9-0 (Rabago absent).

ZONING AND PLATTING COMMISSION ACTION: Postponed to November 18, 2003 by Commission. **November 18, 2003:** Postponed to January 6, 2004 by Commission. **January 6, 2004:** Recommended a zoning change from SF-3, single family residence district, to SF-3-H, single family residence-historic combining district zoning, by consent. Vote: 9-0.

DEPARTMENT COMMENTS:

The house is listed as contributing to the Old West Austin National Register Historic District, approved by the Texas State Board of Review in May, 2003.

CITY COUNCIL DATE: February 12, 2004

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION:

Old West Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

The house meets historic landmark designation criteria 1, 2, 3, 4, 6, 11, 12, and 13:

(1) Character, interest, or value as part of the development, heritage or cultural characteristics of the City of Austin, State of Texas, or the United States.

In 1925, the Austin American-Statesman sponsored the construction of an “ideal home” in the recently-opened Enfield “C” subdivision on the city’s west side. The newspaper chose noted Austin architect Hugo Kuehne to design the house, which was named the “Violet Crown” after O. Henry’s description of the city. The project was intended to show better ways to plan and build houses, and the progress of construction and decoration was noted regularly in the paper. The newspaper carried many advertisements for the Enfield development, and recommended the employment of a professional architect to design a new home for the neighborhood.

The Violet Crown exemplifies the ideals of suburban development in the 1920s. Set in a spacious yard, the Tudor Revival style of the house evokes picturesque images of an English country cottage. The suburbs of the 1920s were planned to be a haven from the city’s urban core; architectural styles strove to reflect comfort and spaciousness, as well as tradition. The Violet Crown was a conscious effort to build a house which embodied all the ideals of suburban life at the time, and to inspire others to do the same.

The house is located in Old Enfield, a master-planned neighborhood designed by Hugo Kuehne. Designed, exclusively residential neighborhoods with deed restrictions to ensure a uniformity of house size and quality, were becoming increasingly popular in the 1920s. The house and the surrounding neighborhood epitomize the 1920s trend to establish planned suburban developments combining the spaciousness of the country with the convenience and cohesiveness of the city.

(2) Recognition as a recorded Texas Historic Landmark, a National Historic Landmark, or entered into the National Register of Historic Places.

The house is listed as contributing to the Old West Austin National Register Historic District, approved by the State Board of Review in May, 2003.

(3) Embodiment of distinguishing characteristics of an architectural type or specimen.

The house is a textbook example of the Tudor Revival style, with its false half-timbering, steeply-pitched gable containing the round-arched doorway, stone facade, prominent chimney, and multi-light windows. A very popular style of the 1920s, Tudor Revival reflected suburban ideals of home life, strength, and tradition.

(4) Identification as the work of an architect or master builder whose individual work has influenced the development of the city.

The house was designed by noted Austin architect Hugo Kuehne (1884-1963), whose residential work includes several houses in Pemberton Heights and Aldridge Place, similar residential developments of the 1920s and 1930s. Kuehne also designed the Austin Public Library (now the Austin History Center); a number of his buildings have been designated City Historic Landmarks and have been listed in the National Register of Historic Places.

Kuehne also devised the plan for Old Enfield, providing the framework for the development of the neighborhood.

(6) Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historical or cultural motif.

The house was intended to be a showplace for prospective home-builders to get new ideas about house designs, and may well have provided the model for other houses in the city; the West Austin suburbs of Enfield and Pemberton Heights contain a significant proportion of Tudor Revival homes. The house is contributing to the Old West Austin National Register Historic District, and also represents a highly publicized example of Hugo Kuehne's residential projects in the city.

(11) Identification with a person or persons who significantly contributed to the culture and development of the city, state, or United States.

Walter Benson purchased the house in October, 1925. Benson owned a local business which specialized in publishing school books, and was a director of Benson Motor Company, the city's Studebaker dealership until the 1940s.

(12) A building or structure that because of its location has become of value to a neighborhood, community area, or the city.

See numbers 1, 2, 4, and 6 above.

(13) Value as an aspect of community sentiment or public pride. The Old West Austin Neighborhood Association supports designation of this structure.

PARCEL NO.: 01120204070000

DEED RECORD: Vol. 11966, Page 2122

ANNUAL TAX ABATEMENT: \$14,377 (owner-occupied rate)

APPRAISED VALUE: \$1,004,000

PRESENT USE: Residential

CONSTRUCTION/DESCRIPTION: Two-story rectangular-plan side-gabled Tudor Revival-styled house with rock-faced stone veneer on the first story and false half-timbering on the second story; prominent projecting entry bay with steeply-pitched front gable roof and round-arched entryway; paired and banded multi-light fenestration, with 9:9 windows on the facade and diamond-paned windows on the rear; prominent stone chimney piercing the side gable on the left side of the house.

CONDITION: Excellent

PRESENT OWNERS

Andrew and Carol Reifsnnyder

ADDRESS

1504 West Lynn, 78703

TELEPHONE

DATE BUILT: 1925

ALTERATIONS/ADDITIONS: Garage and driveway modified (2000); in-ground pool added to back yard (2002).

ORIGINAL OWNER(S): Walter Benson (1925)

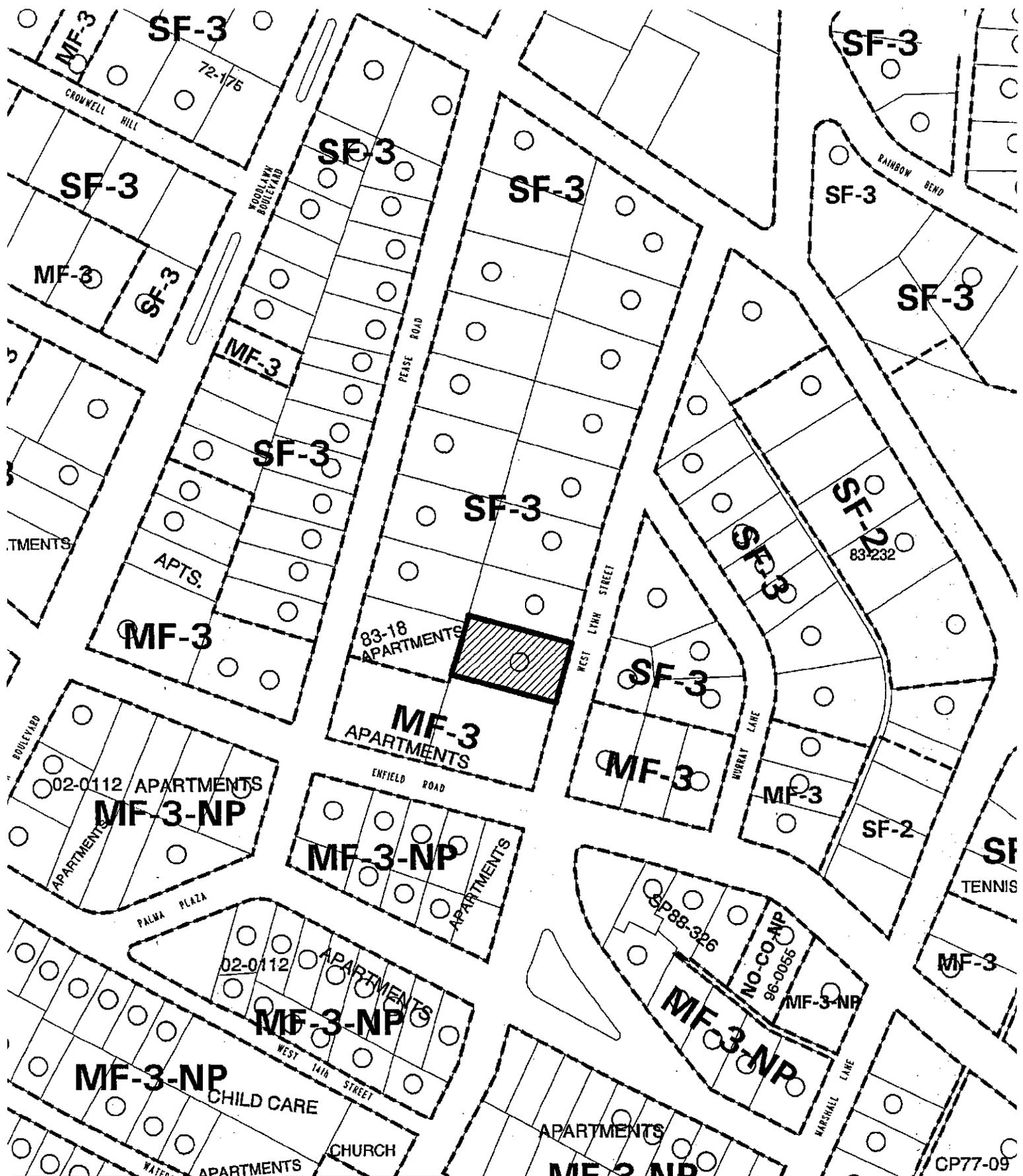
OTHER HISTORICAL DESIGNATIONS:

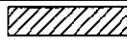
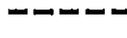
NATIONAL REGISTER: Listed as contributing to Old West Austin National Register Historic District (approved by the State Board of Review, May, 2003).

RECORDED TEXAS LANDMARK: No

NATIONAL LANDMARK: No

LOCAL SURVEYS: No.



 1" = 200'	SUBJECT TRACT 	HISTORIC ZONING		CITY GRID REFERENCE NUMBER H23
	PENDING CASE 	CASE #: C14H-03-0007		
	ZONING BOUNDARY 	ADDRESS: 1504 WEST LYNN		
	CASE MGR: S. SADOWSKI	SUBJECT AREA (acres): N/A		
			DATE: 03-06	
			INTLS: SM	

Sadowsky

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

219546

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>5/28/03</u>	FILE NUMBER(S) <u>GHH-03-0007</u>
TENTATIVE HLC DATE: _____	_____
TENTATIVE PC or ZAP DATE: _____	_____
TENTATIVE CC DATE: _____	_____
CASE MANAGER: <u>S. SADOWSKY</u>	CITY INITIATED: YES/NO _____
APPLICATION ACCEPTED BY: <u>SUSAN R</u>	ROLLBACK: YES/NO _____

BASIC PROJECT DATA:

1. OWNER'S NAME: Andrew & Carol Reifsnyder

2. PROJECT NAME: "The Violet Crown"

3. PROJECT STREET ADDRESS (or Range): 1504 West Lynn
 ZIP 78703 COUNTY: Travis

IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
 LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF
 _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
 APPROXIMATELY _____ DISTANCE FROM ITS
 INTERSECTION WITH _____ CROSS STREET.

AREA TO BE REZONED:

4. ACRES .401 (OR) SQ.FT. 17500

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF-3</u>	<u>Residence</u>	_____	_____	<u>Residence</u>	<u>SF-3-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES/NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES/NO)	FILE NUMBER: _____
8. SUBDIVISION? (YES/NO)	FILE NUMBER: _____
9. SITE PLAN? (YES/NO)	FILE NUMBER: _____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Enfield C
 Block(s) _____ Lot(s) 22 Outlot(s) _____
 Plat Book: v3 p106 Page _____
 Number: _____

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: 11966 PAGE: 2122 TAX PARCEL I.D. NO. 01120204070000

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES/NO NO
 TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES/NO NO OLD WEST AUSTIN

14. IS A TIA REQUIRED? YES/NO NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
 TRIPS PER DAY: _____
 TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:

15. SOLE COMMUNITY PROPERTY PARTNERSHIP CORPORATION TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION

SIGNATURE: [Signature] NAME: Andrew & Carol Reifsnyder
 FIRM NAME: _____ TELEPHONE NUMBER: 474-9988
 STREET ADDRESS: 1504 West Lynn
 CITY: Austin STATE: TX ZIP CODE: 78703
 EMAIL ADDRESS: Carol: carreifsnyder@yahoo.com

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: _____ NAME: _____
 FIRM NAME: _____ TELEPHONE NUMBER: _____
 STREET ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____
 CONTACT PERSON: _____ TELEPHONE NUMBER: _____
 EMAIL ADDRESS: _____

DEPARTMENTAL USE ONLY: _____

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, CAROL REFSNYDER have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1504 WEST LYNN
(Address or Legal Description)

AUSTIN TX 78703

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Carol Refsnyder
(Applicant's signature)

5-21-03
(Date)

F. 1: Historical Documentation – Deed Chronology

1504 West Lynn, 78703. Lot 22, Enfield C

Transaction	Vol./Page
R. Niles Graham and Margaret Graham Crusemann and husband, Paul Crusemann to American Publishing Company. August 17, 1923	Vol. 372, page 61.
Walter S. Benson October 31, 1925	Vol. 3981, page 129.
Howard E. Brunson (son of Walter S. Benson upon death) April 12, 1971	Vol. 4037, page 713.
Walter Thomas Harrison, Jr. and wife, Nancy B. Harrison January 9, 1976	Vol. 5363, page 939.
John R. Brodnax III, and wife Linda G. Brodnax July 15, 1986	Vol. 9791, page 238.
Substitute Trustee to Crossland Mortgage Corp. January 9, 1992	Vol. 11606, page 345.
Special Warranty Deed To Crossland Savings Bank, FSB. January 13, 1992	Vol. 11605, page 1406
David M. Frieze July 28, 1992.	Vol. 11743, page 1766.
Andrew C. Reifsnyder and wife, Carol C. Reifsnyder June 25, 1993.	Vol. 11966, page 2122.

"Violet Crown"

/deed

I

F. 2: Historical Documentation – Occupancy History

1504 West Lynn, 78703. Lot 22, Enfield C

Year	Occupant Name and Description	Source
1925 - 1976	Walter S. Benson and Descendents. Benson was a prominent publisher of school books and a director of Benson Motor Company. He retained interest in the Studebaker dealership until World War II, when it closed. The publishing company is still in operation today and is located on fifth street at the site of the old Studebaker dealership. The business is run by Walter Jr., his son.	Historic Homes Tour Pamphlet circa 1972.
1976 - 1986	Walter Thomas Harrison, Jr. and Nancy B. Harrison	
1986 - 1992	John R. Brodnax III, and wife Linda G. Brodnax	
1992 -	Andrew and Carol Reifsnyder Andrew is a managing partner of Austin Radiological Association and Carol has a small communications consulting business.	

F. 7: Historical Documentation – Old Photo
1504 West Lynn, 78703. Lot 22, Enfield C

Recent View of Austin's Perfect Home Beautiful

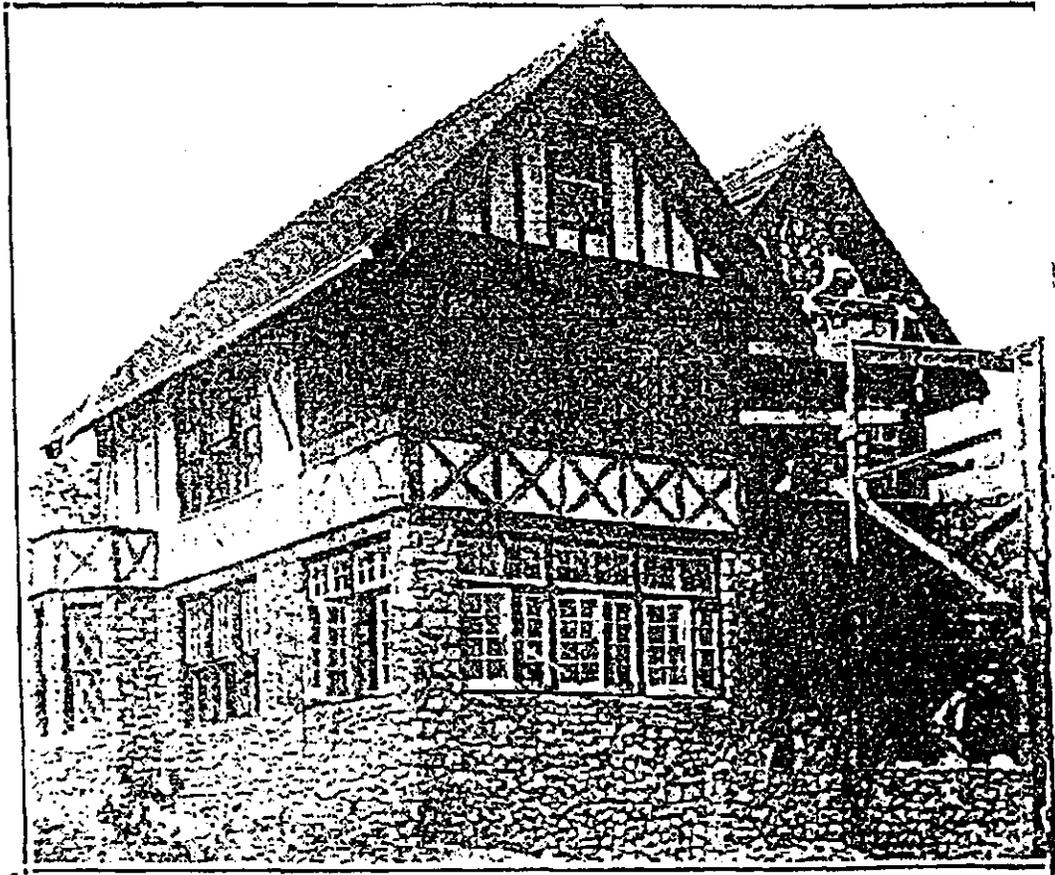
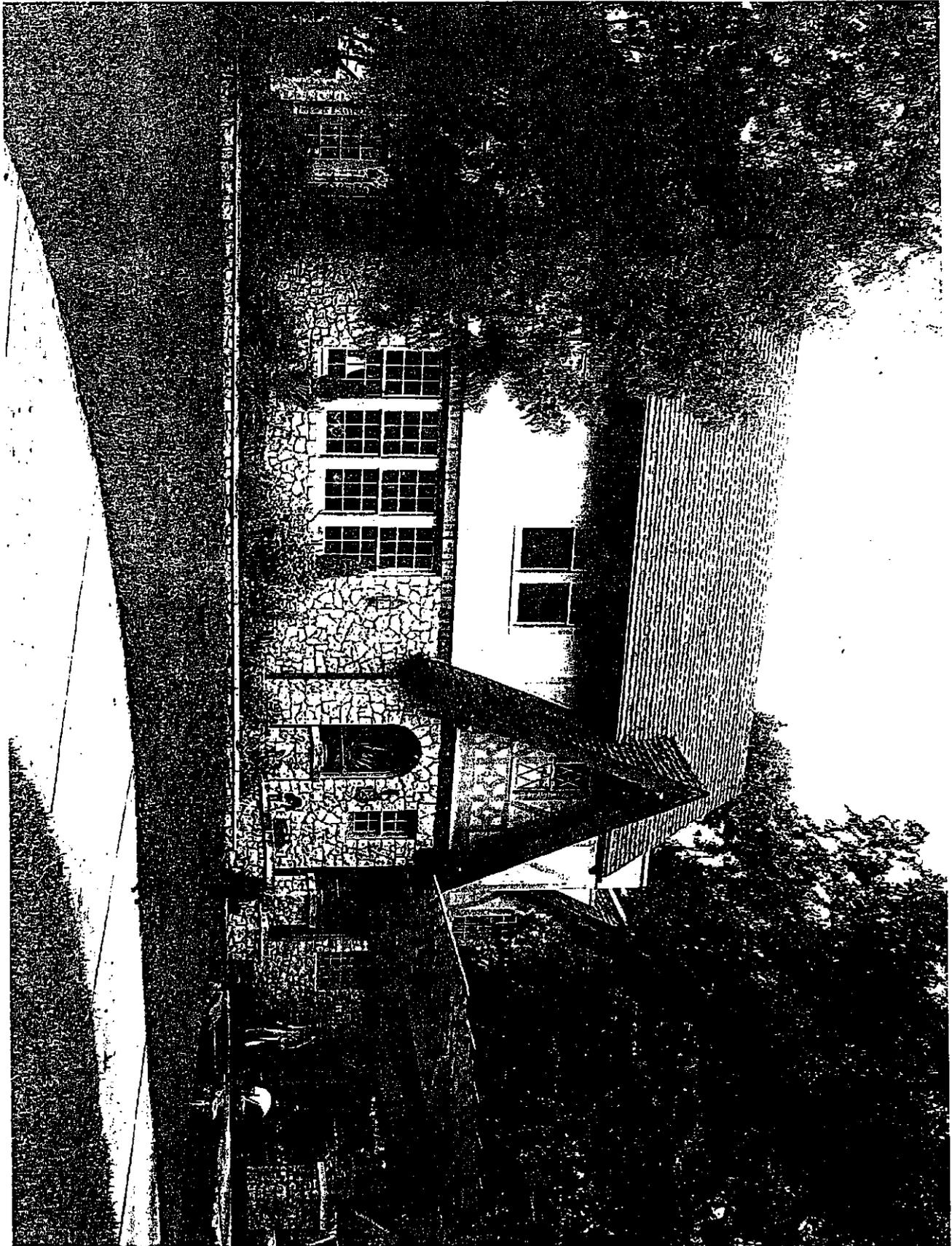


Photo from American-Statesman circa 1925

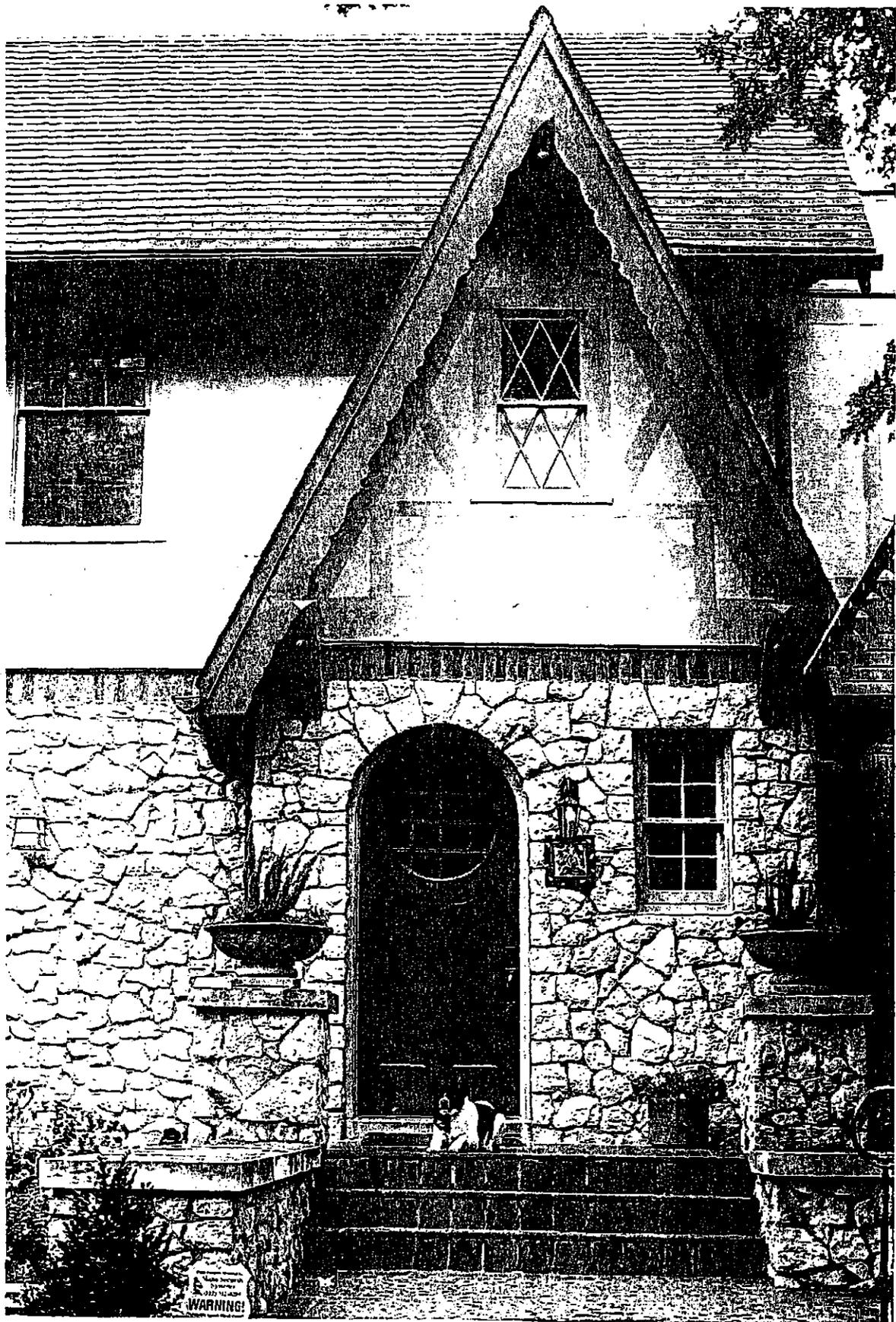
"Violet Crown"

/deed

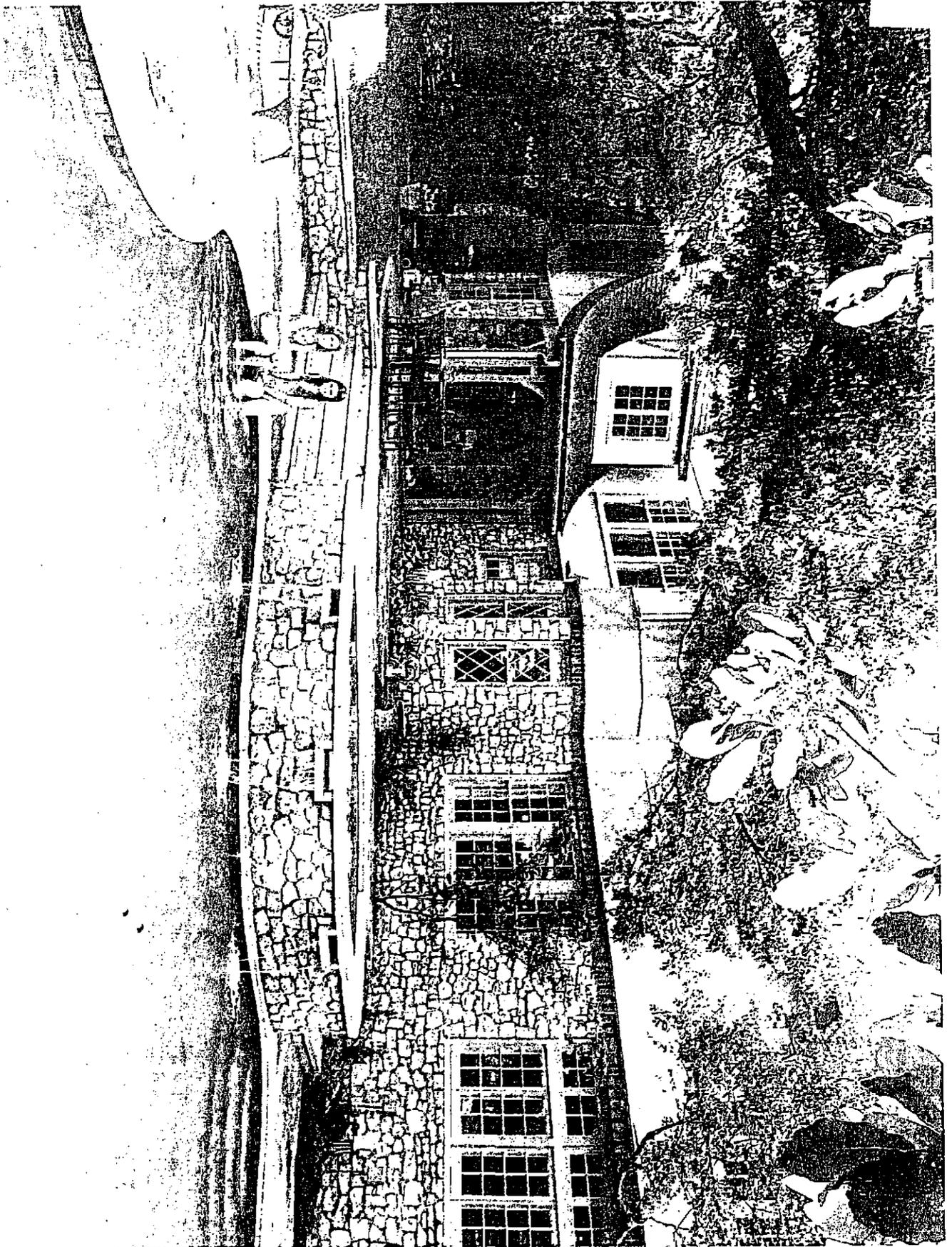
1504 WEST LYNN

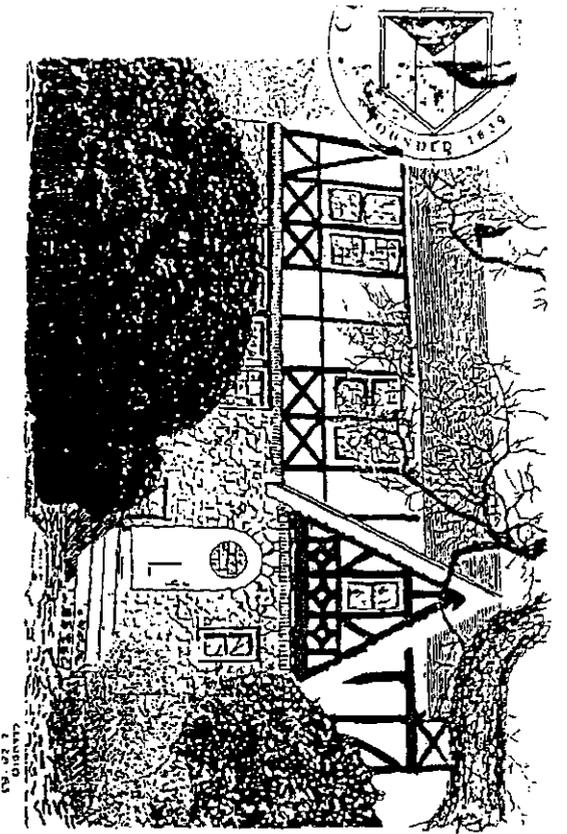


1504 WEST LYNN



1004 W. 21





BENSON-HARRISON HOME
1504 West Lynn

Enticed by advertising promises of a salubrious lifestyle combining country charm with city conveniences, the Walter Benson family purchased this home on West Lynn in 1926. Located in the third section of Enfield Subdivision known as Enfield "C" which was opened in 1923, the home was a builder's model. A comfortable combination of stone and stucco, this Tudor half-timbering has been part of the American revival of architectural styles since the Stick Style of the 1860's and 1870's. The half-timbering is not structural as it would have been in Elizabethan times, but it visually duplicates the original. The steeply pitched gable with verge board is another Elizabethan feature that fits in with the picturesque English country styles so popular in this country in the early part of the 20th Century... This Tudor style house became the Benson family home for almost fifty years.

In 1926, when Walter Benson Sr. moved his family from Castle Hill to West Lynn, he was a prominent publisher of school books and a director of Benson Motor Company. He retained family interest in the Studebaker dealership until World War II, when it closed. The publishing company is still in operation today located on Fifth Street at the site of the old Studebaker dealership. The business is run by Walter, his son.

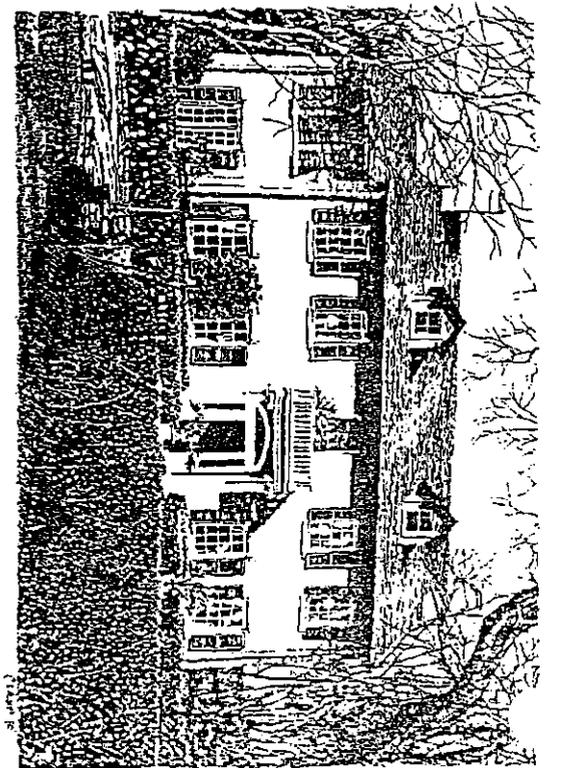
Florence Brownlee Benson came to Austin to attend University of Texas at the age of sixteen. She became a member of Kappa Alpha Theta Sorority. Brownlee dormitory was named for her mother and built by her son. Through the years, she was active in community affairs, a charter member of Austin Junior League and a member of Settlement Club.

She raised a family of four children in this house and after Walter Benson died in 1964, Mrs. Benson lived on here until 1970.

The house stayed substantially the same while the Benson family occupied it except for an elevator that was added in the sunroom and a library over the kitchen.

In 1976, the present owners, Tom and Nancy Harrison, purchased the house from the Howard Brownson family.

As a model home in 1926, the home reflects the styles of that era.



PARRISH-LEBERMANN-BLAND HOME
1506 West Lynn

This Georgian Revival style house is reminiscent of row houses lining early Philadelphia streets with its central balcony sheltering the entry. The former windows, symmetry of the facade and paneled door with fan and side lights are other features commonly associated with this style. This 16 room home, designed by noted architect Wilson McClure, was constructed in 1920-29 for M.C. Parrish, Sr., President of University Bank, and sits on lots 23 and 24 of Enfield Subdivision "C".

In 1926 M.C. Parrish, Sr. purchased the old Hooper Mansion said to have been located near Hlth and Rio Grande, dismantled it and moved it to the side of his property on West Lynn. In designing the new residence, McClure integrated many of the priceless parts of the Hooper Mansion. Ornate brass doorknobs and hinges engraved with hunting scenes, etched French glass, and carved stair rails are from the Hooper Mansion. Also used in the octagonal room is an exterior door from the old mansion. The living room and dining room floors are hand carved inlaid English walnut parquet from the Hooper house. The gazebo was also moved from the Hooper property, where it may have served as a well house.

The Parrish family occupied the house until 1941. During the next two decades, it changed hands frequently. In 1970 Lowell Lebermann, Jr. purchased it. The Lebermann family lived here while he was an Austin city councilman. Louise O'Conner Lebermann supervised extensive redecorating and remodeling; removing 20 coats of paint from the mantles and stairways to show the elegant carvings of Peter Mansbendel. The kitchen was enlarged by removing some walls and opening it up into the back room where M.C. Parrish, Sr. had long ago held his poker parties.

To accommodate their family of four children, the Lebermann's built two bedrooms and a bath on the third floor.

The current owners, David and Judy Bland, purchased the house in 1980. Reflecting their avid interest in antiques, it is an ideal setting for their extensive collection. The residence, with its breathtaking decor and European antique collection, was showcased in Texas Homes in May, 1982.

Building of Violet Crown Home Beautiful

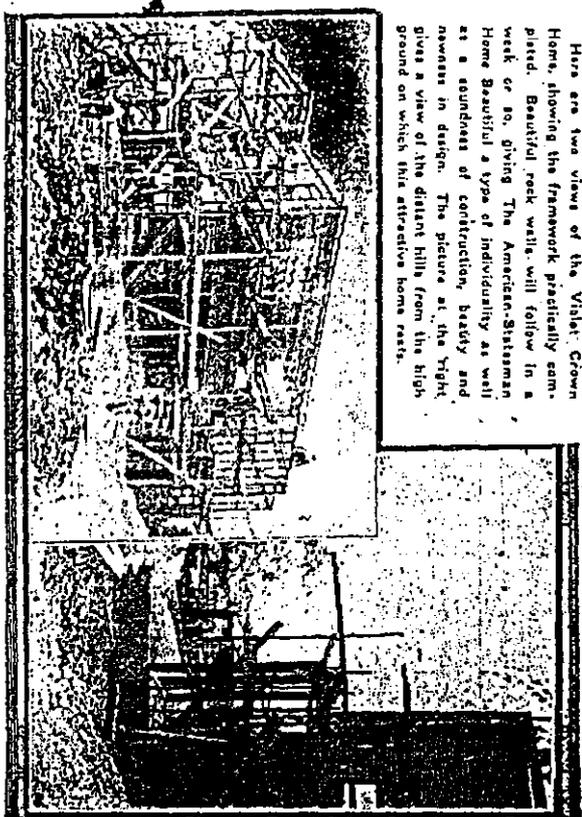
MANY EXPERTS BUILDING HOME

Efficiency Gained Through Proper Workmanship.

Special progress is being made on the Violet Crown Home, a number of the most prominent carpenters and a large number of laborers under the direction of the architect George T. Kuehne and the contractor, J. H. Kuehne, are making a final progress on the model home. The Violet Crown Home is a masterpiece of workmanship and efficiency. It is a home of the future, a home of the modern, a home of the progressive. It is a home of the highest quality, a home of the highest class, a home of the highest standard. It is a home of the highest art, a home of the highest science, a home of the highest technology. It is a home of the highest beauty, a home of the highest comfort, a home of the highest convenience. It is a home of the highest efficiency, a home of the highest economy, a home of the highest value. It is a home of the highest success, a home of the highest happiness, a home of the highest fulfillment. It is a home of the highest achievement, a home of the highest glory, a home of the highest honor. It is a home of the highest praise, a home of the highest fame, a home of the highest respect. It is a home of the highest admiration, a home of the highest reverence, a home of the highest worship. It is a home of the highest love, a home of the highest devotion, a home of the highest sacrifice. It is a home of the highest faith, a home of the highest hope, a home of the highest charity. It is a home of the highest wisdom, a home of the highest knowledge, a home of the highest understanding. It is a home of the highest truth, a home of the highest justice, a home of the highest mercy. It is a home of the highest peace, a home of the highest harmony, a home of the highest unity. It is a home of the highest love, a home of the highest devotion, a home of the highest sacrifice. It is a home of the highest faith, a home of the highest hope, a home of the highest charity. It is a home of the highest wisdom, a home of the highest knowledge, a home of the highest understanding. It is a home of the highest truth, a home of the highest justice, a home of the highest mercy. It is a home of the highest peace, a home of the highest harmony, a home of the highest unity.

Violet Crown Home in Course of Construction

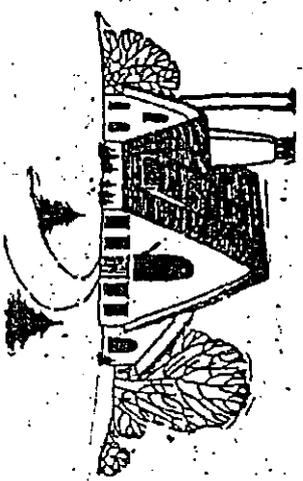
Here are two views of the Violet Crown Home, showing the framework practically completed. Beautiful rock walls will follow in a week or so, giving The American-Sixteenman Home Beautiful a type of individuality as well as a soundness of construction, beauty and newness in design. The picture at the right gives a view of the distant hills from the high ground on which the attractive home rests.



number of my friends and acquaintances, many of whom are prominent in the community. The Violet Crown Home is a masterpiece of workmanship and efficiency. It is a home of the future, a home of the modern, a home of the progressive. It is a home of the highest quality, a home of the highest class, a home of the highest standard. It is a home of the highest art, a home of the highest science, a home of the highest technology. It is a home of the highest beauty, a home of the highest comfort, a home of the highest convenience. It is a home of the highest efficiency, a home of the highest economy, a home of the highest value. It is a home of the highest success, a home of the highest happiness, a home of the highest fulfillment. It is a home of the highest achievement, a home of the highest glory, a home of the highest honor. It is a home of the highest praise, a home of the highest fame, a home of the highest respect. It is a home of the highest admiration, a home of the highest reverence, a home of the highest worship. It is a home of the highest love, a home of the highest devotion, a home of the highest sacrifice. It is a home of the highest faith, a home of the highest hope, a home of the highest charity. It is a home of the highest wisdom, a home of the highest knowledge, a home of the highest understanding. It is a home of the highest truth, a home of the highest justice, a home of the highest mercy. It is a home of the highest peace, a home of the highest harmony, a home of the highest unity.

BREWER SOCIETY

BRUNET, April 11.—The outstanding social event of the season was the first annual program given by the Violet Crown Home Beautiful. The program was a most successful one, and the Violet Crown Home Beautiful is a masterpiece of workmanship and efficiency. It is a home of the future, a home of the modern, a home of the progressive. It is a home of the highest quality, a home of the highest class, a home of the highest standard. It is a home of the highest art, a home of the highest science, a home of the highest technology. It is a home of the highest beauty, a home of the highest comfort, a home of the highest convenience. It is a home of the highest efficiency, a home of the highest economy, a home of the highest value. It is a home of the highest success, a home of the highest happiness, a home of the highest fulfillment. It is a home of the highest achievement, a home of the highest glory, a home of the highest honor. It is a home of the highest praise, a home of the highest fame, a home of the highest respect. It is a home of the highest admiration, a home of the highest reverence, a home of the highest worship. It is a home of the highest love, a home of the highest devotion, a home of the highest sacrifice. It is a home of the highest faith, a home of the highest hope, a home of the highest charity. It is a home of the highest wisdom, a home of the highest knowledge, a home of the highest understanding. It is a home of the highest truth, a home of the highest justice, a home of the highest mercy. It is a home of the highest peace, a home of the highest harmony, a home of the highest unity.



THE ARCHITECTURAL TENDENCIES OF HISTORIC PERIODS AND THE COMFORT AND CONVENIENCES OF TODAY CAN BE COMBINED IN DISTINCTIVE HOMES.

H. F. Kuehne

ARCHITECT

...For the...

VIOLET CROWN

Home

Beautiful

Member American Institute of Architects

Littlefield Bldg.—Phone 3290

More Particular

The contractor more like a partner. It is the ideal way to get the best beauty of a home.

The Violet Crown Home Beautiful

SECT

You can feel the reputation for a complete record in the title of the project.

SEE US

Littlefield Bldg.

Phone 3290

Littlefield Bldg.

Phone 3290

IT IS BUILT OF GOOD LUMBER

All of It Was Supplied by Kuntz-Sternenberg

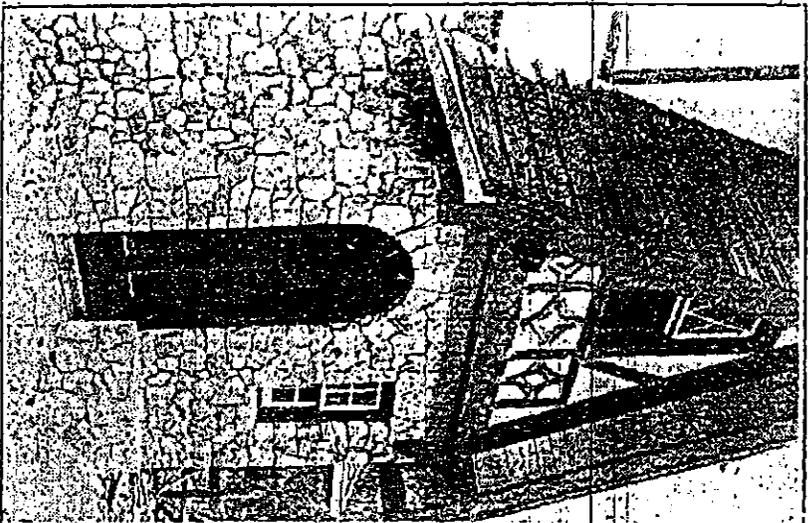
We say "It is built of good lumber" because we know that every stick used is of first quality.

The Home Beautiful lumber was not specially selected any more than the lumber we send to other building jobs; for we select ALL our lumber before it comes into "The Covered Yard." It has to be good lumber before we will sell it.

We select our lumber with regard to three things—its appearance in a house, its quality of firmness and stability, and the length of life it will give the house.

If lumber does not measure up to that strict standard, it is not brought to "The Covered Yard."

The Home Beautiful is built of good lumber, and every foot of it is Kuntz-Sternenberg lumber.



At some time you are going to build and own a home. Perhaps you have one already. If you do not, you are or should be planning one. For it is only in a fine home of your own that you will be content and happy.

When you build, remember what you have seen at the Violet-Crown Home Beautiful, the appearance and quality of the lumber used there. And remember what we have told you about the standard we use for choosing the lumber for our yard.

You must use good material; it is the cheapest when you measure it in terms of a lifetime. You cannot afford to use any but the best.

Come around to our new offices and talk it over with us. We will be glad to figure out with you the cost of the home you have planned. You are welcome here at all times.

KUNTZ-STERNEBERG LUMBER CO.

East Fifth and Red River Streets

"THE COVERED YARD"

Phone 434

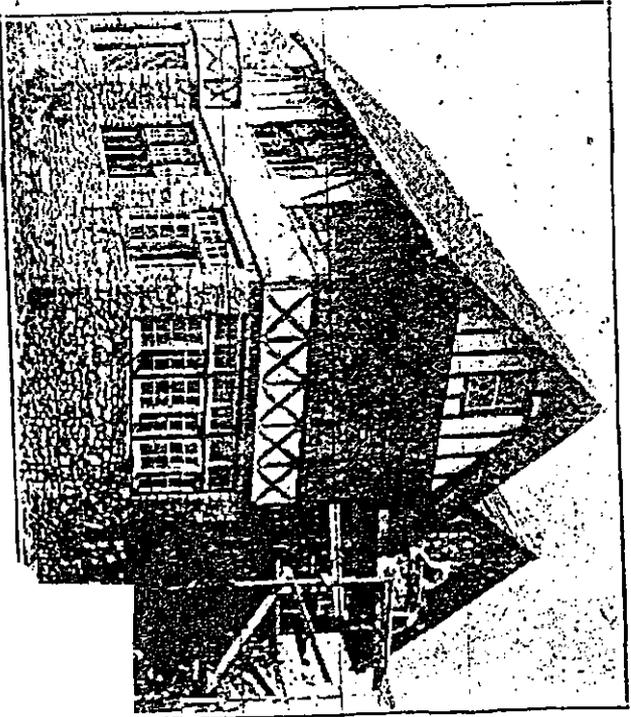
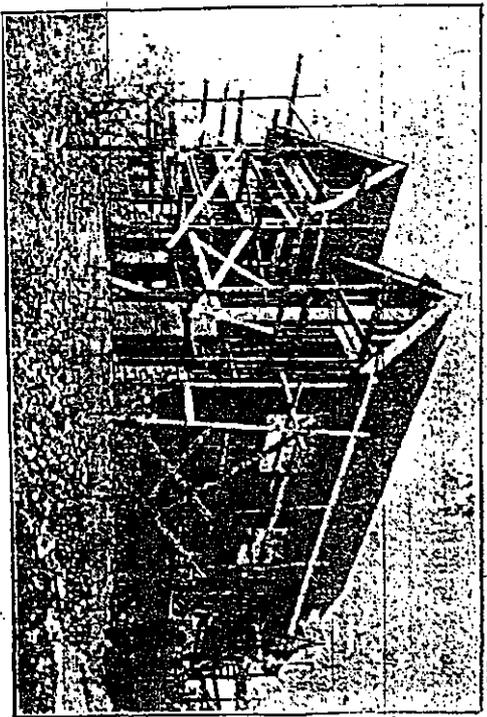
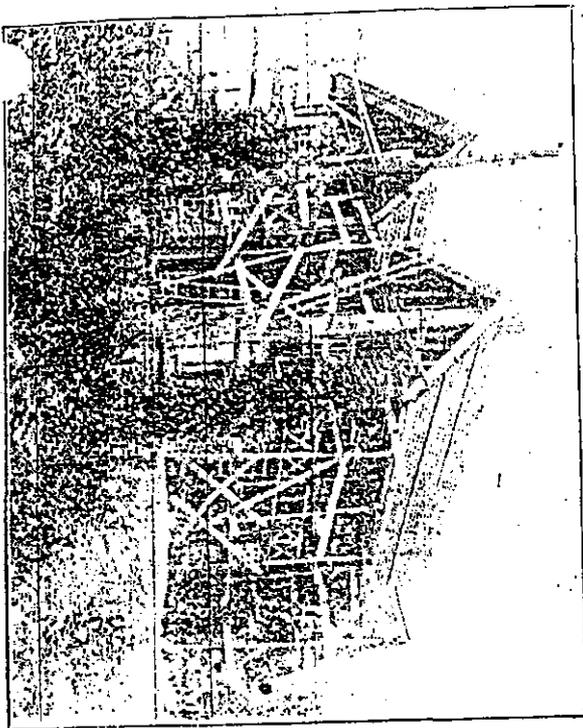


And Now It Is Complete -- The Perfect Home

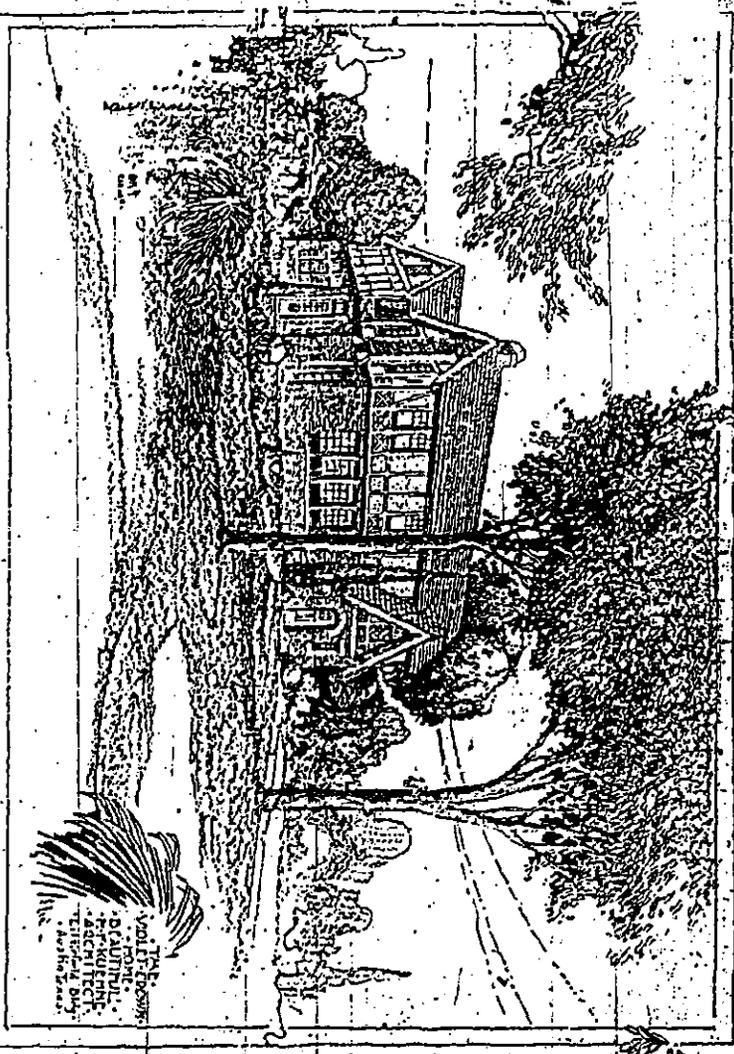
A vacant site in Enfield a few months ago--and now one of the most ideal homes in Austin.

These pictures show the progress in building the Home Beautiful from the vacant lot to the charming abode of the completed house.

Visit the Home Beautiful when it opens. You will be proud in expense. If you examine carefully everything in the Home Beautiful and about it.



Architect's Own Sketch of Austin's Perfect Home



Austin had a real thrill a few months ago when the completed architect's drawing of the home beautiful shown above) was first printed. But the city's thrill at the prospect of a perfect home was

KUEHNE MADE HOME IDEAL

Architect Climaxes Work In Home Beautiful.

From the sketch of H. F. Kuehne, home architect, who suggested the future practical of the American-Stationer, the architect has been building the home beautiful, which is being completed as we speak. The architect has been building the home beautiful, which is being completed as we speak. The architect has been building the home beautiful, which is being completed as we speak.

AUSTIN FIRM EXPANDS TRADE

Maerki Bread Made by Many Machines.

The Maerki Baker company which was established in 1885 by Henry Maerki, has shown a steady growth since that time. The great success of the company is due to the fact that it has been able to produce bread of a quality which is superior to that of any other bakery in the city.

QUEEN'S HANDICAP

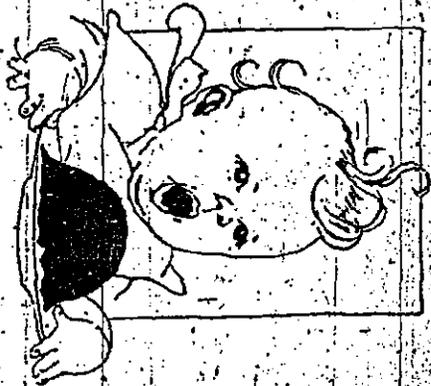
The "Queen of Queens" the first of the series of the Queen's Handicap, which is being held in Austin, Texas, is the most beautiful girl in the city. She is the daughter of a prominent family and is a member of the Austin Country Club.

CASKEY AT \$500 AN INCH

LONDON—A small jewel caskey, manufactured by the Almond, Caskey & Co. of London, is being sold at the rate of \$500 an inch. The caskey is made of a rare material and is highly valued by collectors.

Keep a Kodak in the Hotel Home the Happy Homes. The time baby first heard the mial first party dress. Keep them with a Kodak. They will a few years to you and th Every hand should have a Kodak that will be always new, always Kodaks

Keep a Kodak Story of Children



Beautiful With Pictures

A beautiful home is not complete without good pictures. They are a necessary part of the furnishing. Those in the HOME BEAUTIFUL are furnished by us. Do not use any kind of pictures. A good reproduction of a picture is better than an original by an amateur. Printing is an important part of a picture and of interior decorating. Our large stock of sizes and styles permits us to use exactly the one that any picture needs.

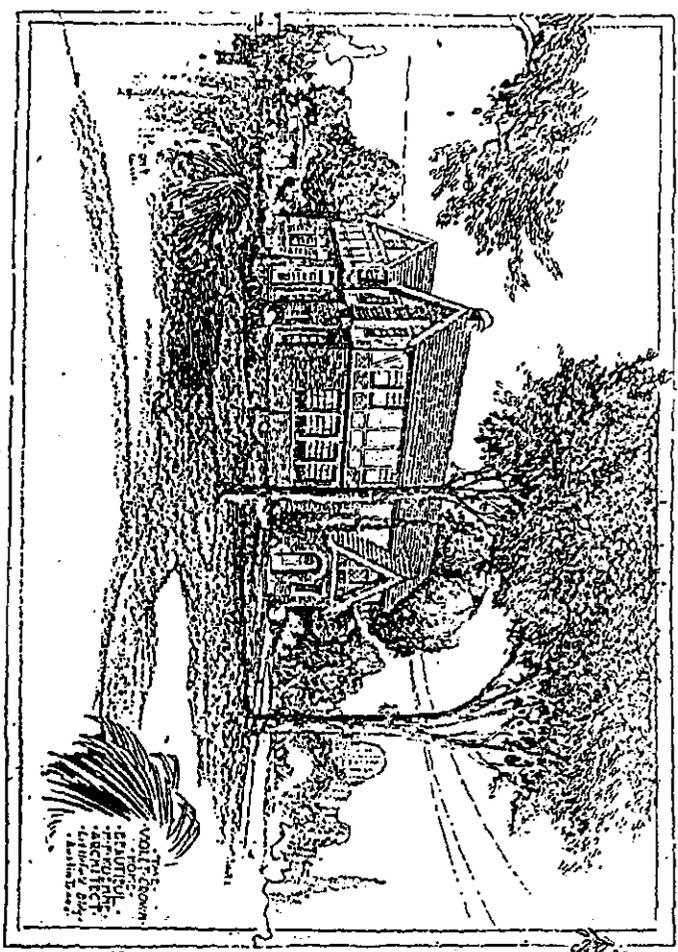
JORDAN'S

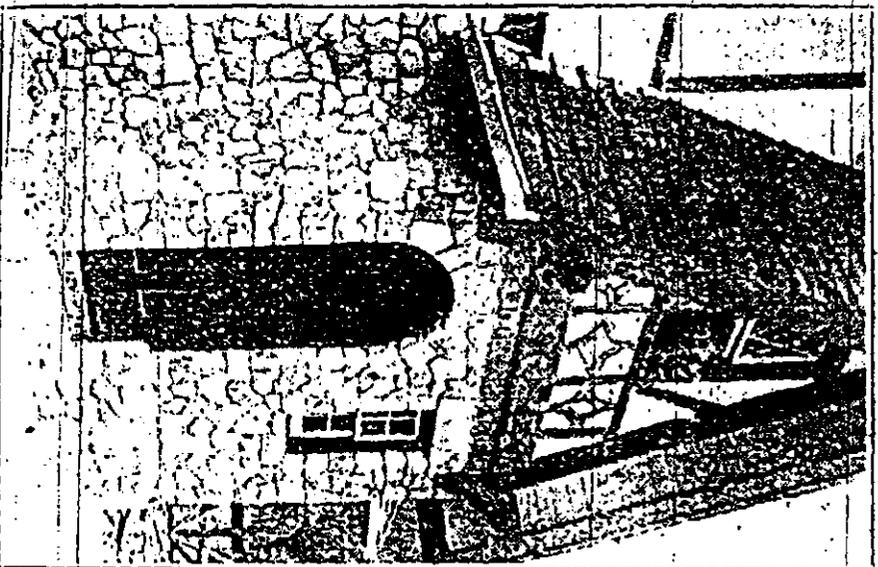
615 CONGRESS

The stone used is Opaline Granite, furnished by this company.

OPALINE GRANITTE CO.

Littlefield Bldg., Phone 3290





‘Here, on this
pleasant spot
They placed me.’

HERE, on this pleasant spot
They placed me.
Where I can see—a laundies reach of sky—
The pale pink dawns arise—
The flaming chariot of heaven,
His daily race pursue
To meet, the courts of evening—
Where purple lie the western hills.

ABOUT my feet are clustering now
farth-er-est flowers—
The fragrance melting on the evening air.

— From ‘The Horn Beautiful’
by Theresa M. Hunter.

ENFIELD

“this pleasant spot”

Hugo F. Kuehne



Hugo F. Kuehne was born in Austin, Texas, Feb. 20, 1884. He is married and has two children. The Kuehnes live at 300 East 32nd. He received his architectural training at the University of Texas and Massachusetts Institute of Technology, and has traveled extensively in Europe. In 1909 he was a draftsman for G. Henri Desmond,

In the years gone by Mr. Kuehne's name has been associated with the following firms: Kuehne, Giesecke & Chasey, H.F. Kuehne, Giesecke, Kuehne & Brooks, and the present firm is Kuehne, Brooks & Barr.

His principal works are State Hospital Buildings, Public Library, Austin, Commodore Perry Hotel, International Life Building, Department of Public Safety Building, and The American National Bank, Austin. He has been connected with an unlimited amount of construction work in and around Austin.

Mr. Kuehne is a member of The American Institute of Architects, The Texas Society of Architects, The Texas Society of Professional Engineers, National Association of Housing Officials, American Society of Planning Officials, Rotary Club, Sigma Chi, American Civic Association.

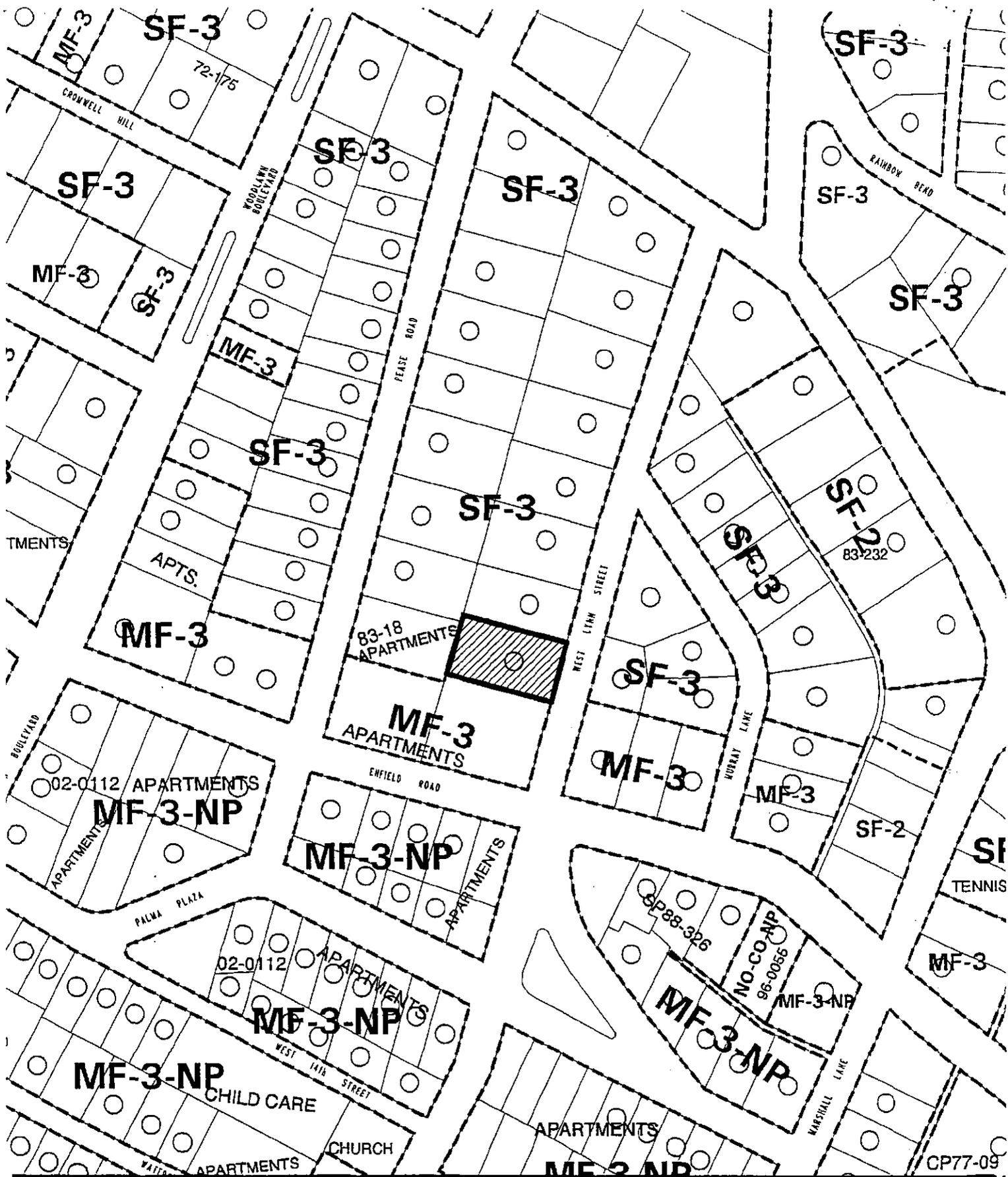
During 1910-15, he was an Adjunct Professor of Architecture, U. of T.

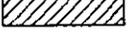
In public service he has worked untiringly for our community. The following is but a partial list of his activities: Chairman Planning Commission 1934-1947, Chairman Board of Adjustment since 1953, Member of City of Austin Parks and Recreation Board, 1932-34, Member City of Austin Zoning Commission, 1932-33, Member City of Austin Building Code Commission 1931-32, Chairman Planning Legislation Commission of League of Texas Municipalities, Member School Building Standards Commission of Texas, and in 1955 he was named Austin's Most Worthy Citizen.

Kuehne -p.2



Mr. Kuehne is a Charter member of the Texas Society of Architects and has always been a very active worker. He has served as a Director of the Texas Society of Architects. In 1943, he was President of the Central Texas Chapter. In 1944 he was elevated to Fellowship by the American Institute of Architects.



 1" = 200'	SUBJECT TRACT 	HISTORIC ZONING EXHIBIT A CASE #: C14H-03-0007 ADDRESS: 1504 WEST LYNN SUBJECT AREA (acres): N/A	CITY GRID REFERENCE NUMBER H23	
	PENDING CASE 			DATE: 03-06
	ZONING BOUNDARY 			INTLS: SM
	CASE MGR: S. SADOWSKI			